

COMMITTEE OF ADJUSTMENT

Development Services Department
8 Carleton St South
Thorold, ON L2V 5C2
905-227-6613

**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
MINOR VARIANCE D13-03-2025 – 15 FRONT ST N, THOROLD**

DATE: Thursday, July 17, 2025 at 9:30 a.m.
PLACE: Hybrid Format, See below for details

Under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, notice is hereby given that an application for minor variance under the below noted file number has been made. This application will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time, listed above, in a Hybrid format giving the public the option of either attending virtually or in the Council Chambers.

- The virtual format offers electronic participation, contact the City to obtain a participation link.
- The City of Thorold’s Council Chambers is located at 3540 Schmon Parkway.

Application: D13-03-2025
Roll Number: 273100000705200
Subject Lands: **15 Front St N**
 PLAN GEORGE KEEFER PT
 LOTS 59 60 NP889 RP59R1017 PART 8
Date of mailing: July 2, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is proposing to use the existing building for a Day Care (Day Nursery) which is a permitted use in the C1-Downtown Main Street zoning applying to the lands. In order to facilitate the development, the following variance is being requested:

- Bylaw 2140(97), Part 6.15.1(2) – To reduce the parking requirement from 15 spaces to 5 spaces.

CURRENT ZONING:

The subject lands are zoned Commercial One (C1) in accordance with the City of Thorold’s Comprehensive Zoning Bylaw 60-2019.

CURRENT OFFICIAL PLAN DESIGNATION:

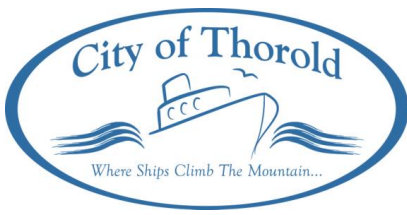
The subject lands are designated Downtown Community Improvement and Centre Community Improvement Areas within the Urban Boundary and Delineated Built Area per the City of Thorold Official Plans (2016 and 2022) respectively. Per Order OLT-22-002825 Parking provisions are in accordance Part 6 – General Provisions of Zoning Bylaw 2140(97).

PUBLIC HEARING - You are entitled to be part of this public hearing to express your views about this application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing.

Comments may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Thursday, July 10, 2025 at 4:30 pm**. All submitted comments become part of a public record and will be circulated to the Committee of Adjustment, City staff, the owner/agent for application, members of the public who request the application comments and the Ontario Land Tribunal if the application decision is appealed.

FAILURE TO PARTICIPATE – If you do not participate in the hearing, it may proceed in your absence and you will not be entitled to any further notice in the proceedings. If you wish to participate in this process, please see the note below for details.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.



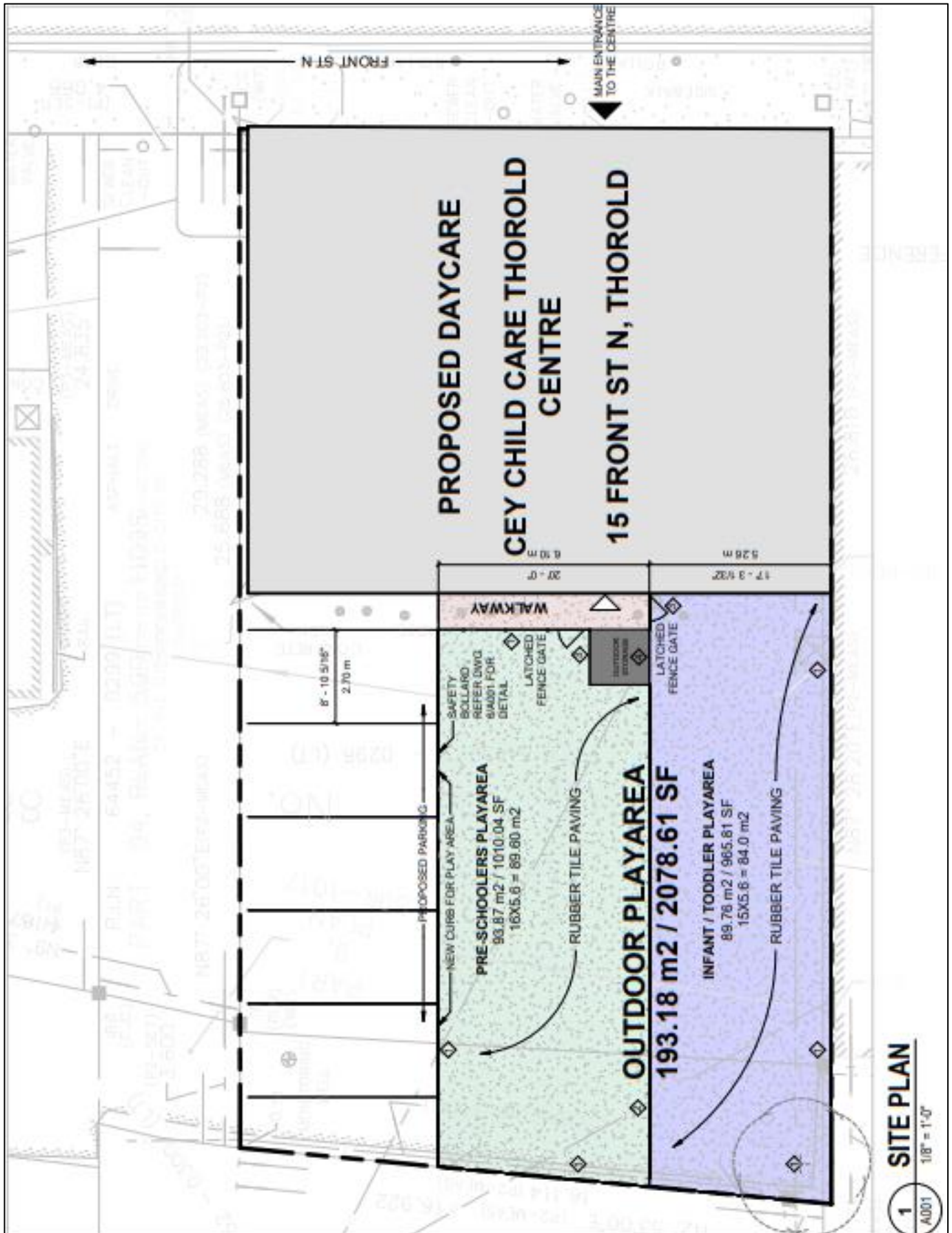
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NOTICE OF DECISION - Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearings, if any, must be provided prior to the hearing and be addressed to:

Secretary Treasurer of the Committee of Adjustment
3540 Schmon Parkway, P.O. Box 1044, Thorold, ON L2V 4A7
905-227-6613 ext. 259. planning@thorold.ca



1 SITE PLAN
1/8" = 1'-0"
A001